

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 27, 2018
NRD-2018-0055
Zilker Cafe
Zilker Park Historic District

PROPOSAL

Renovate the ca. 1959 Zilker Café.

PROJECT SPECIFICATIONS

The applicant proposes to remove the existing mansard roof that was applied to the building in the 1970s to hide rooftop mechanical systems, renovate the interior of the building, close in an existing door with matching stone, install a new door on the back of the building, and replace the glass service windows with in-plate glass with aluminum frames. The exterior masonry will be cleaned and repointed.

STANDARDS FOR REVIEW

The Zilker Park Historic District has no design guidelines for modifications to existing contributing buildings. General design principles in historic districts encourage retention of historic features, removal of unsympathetic additions, and accurate restoration of historic features based upon photographic and/or physical evidence.

COMMITTEE RECOMMENDATION

The applicant came before the Certificate of Appropriateness Review Committee with an earlier design that was much more vertical in its composition and relied on exterior columns. The Committee recommended that the applicant modify the design of the new roof for the structure to be much more in line with the original appearance of the building, stressing the horizontality of the roof and accurate restoration of the glass on the building.

STAFF RECOMMENDATION

Approve as proposed. The new proposal is much more horizontal in its composition, and better reflects the original flat roof of the building, which had deep overhangs over the service area of the café windows. The proposed design takes the Committee's recommendations into consideration and eliminates the tall presence of the roof, while still hiding the rooftop mechanical equipment that was not present on the original design of the building.